

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N #2005-1E-392-P

18 November 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SOUTH CAROLINA 29907

for a permit to construct a series of community docks in

LOST ISLAND CREEK

at Distant Island, Beaufort, Beaufort County, South Carolina. (Latitude – 32.39157;
Longitude – 80.64014

NOTE: Please contact Mr. Christian Trask at 843-521-2000 or 843-812-5999 to arrange a site visit.

In order to give all interested parties an opportunity to express their views

N O T I C E

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 5 DECEMBER 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a series of community docks as described below:

Dock "A", the community kayak dock, is to be located at the open space adjacent to Lot #136 and will consist of a 10' x 10' covered fixed pierhead attached to highland by a 6' x 215' walkway. In addition, a 10' x 20' floating dock, with a 3' x 14' kayak slip, is to be installed in front of the fixed pierhead and attached to the fixed pierhead by a 3' x 26' ramp.

Dock "B", a community crabbing dock, is to be located between Lots #148 and #150 will consist of a 16' x 16' covered fixed pierhead attached to highland by a 6' x 240' walkway.

Refer to: P/N #2005-1E-392-P

Distant Island Company, L.P.

Dock "C", a community crabbing dock, is to be located at the park/open space between Lots #156 and #158 and will consist of a 16' x 16' covered fixed pierhead attached to highland by a 6' x 450' walkway. The boardwalks, shown on the attached plans, are not under the jurisdiction of this office; however, this portion of the work is subject to the permitting authority of the South Carolina Department of Health and Environmental Control and the U.S. Coast Guard.

Dock "D", a community crabbing dock, is to be located at the park/open space adjacent to Lot #166 and will consist of a 16' x 16' covered fixed pierhead attached to highland by a 6' x 40' walkway.

The purpose of all these community structures is for the private recreational use of the current and future residents of Distant Island.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Refer to: P/N #2005-1E-392-P

Distant Island Company, L.P.

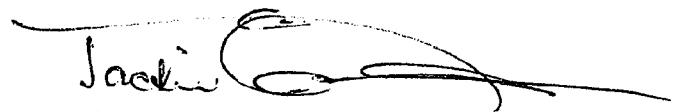
The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

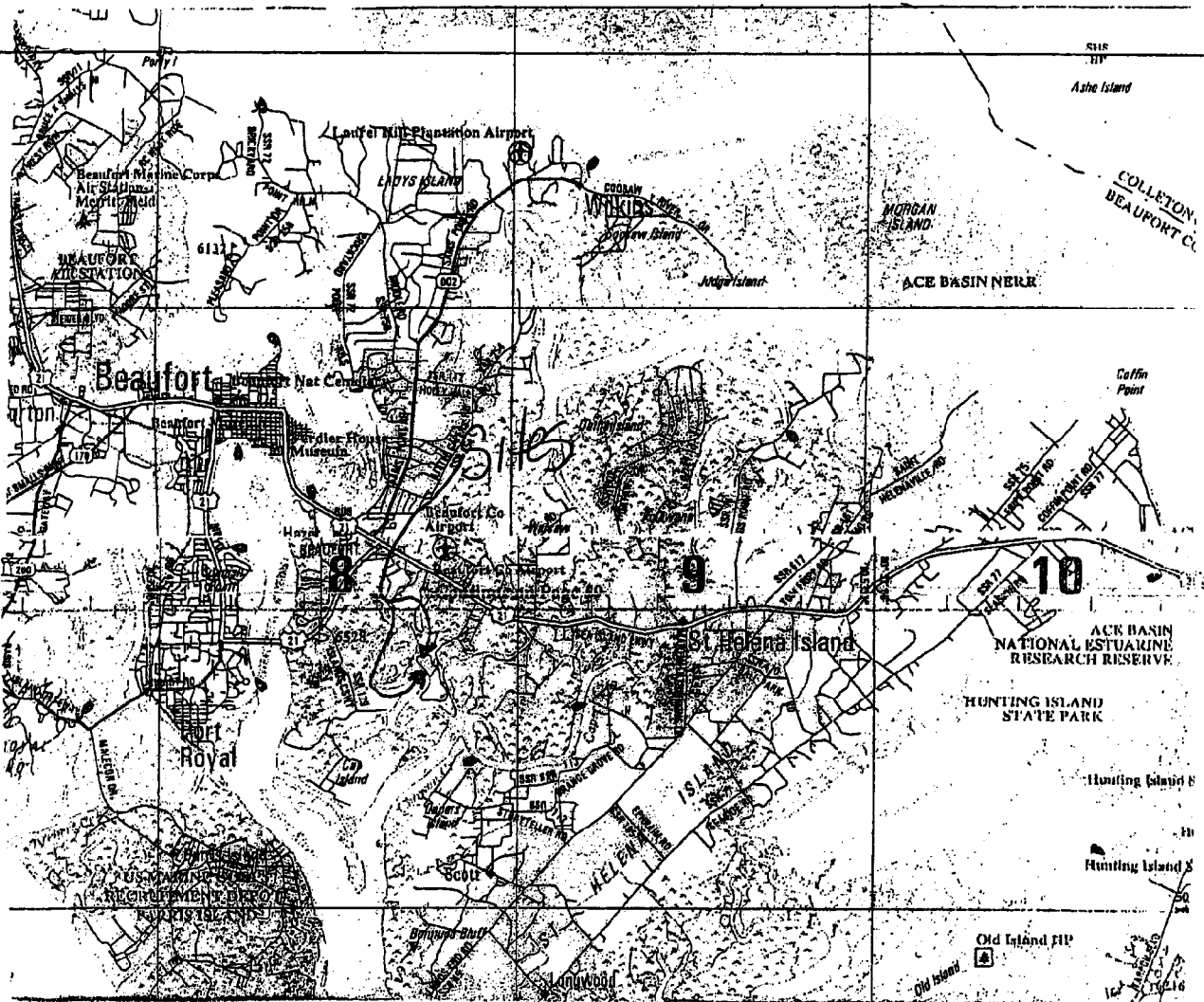
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Jackie Easterling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



NORTH



FROM DOWNTOWN BEAUFORT: TAKE HIGHWAY 21 SOUTH TO LADY'S ISLAND TRAFFIC LIGHT AT THE INTERSECTION OF HIGHWAYS 21 AND 802 (PUBLIX GROCERY STORE IS ON YOUR LEFT). CONTINUE ON HIGHWAY 21 SOUTH 1.8 MILES TO THE TRAFFIC LIGHT AT CHOWAN CREEK BLUFF ROAD (CITGO GAS STATION IS ON YOUR LEFT). TURN RIGHT ONTO CHOWAN CREEK BLUFF ROAD. GO APPROXIMATELY 500 YARDS. TURN RIGHT ONTO DISTANT ISLAND DRIVE (NOT OLD DISTANT ISLAND ROAD). CROSS OVER THE CAUSEWAY ONTO DISTANT ISLAND. TURN RIGHT ONTO MEETING STREET. FOLLOW MEETING STREET UNTIL STOP SIGN. TURN RIGHT BACK ONTO DISTANT ISLAND DRIVE. THE SITE IS APPROXIMATELY 700 YARDS ON THE LEFT. PLEASE CALL THE DISTANT ISLAND COMPANY, L.P. AT (843) 521-2000 OR (843) 812-5999 AND SPEAK WITH CHRISTIAN TRASK BEFORE INSPECTING THE SITE OR IF YOU HAVE ANY QUESTIONS.

APPLICANT:
DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
COUNTY: BEAUFORT COUNTY
TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

2005-1E 392

ACTIVITY: TO CONSTRUCT
COMMUNITY DOCKS
FOR THE PRIVATE
RECREATIONAL USE OF DISTANT
ISLAND PROPERTY OWNERS

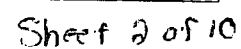
DATE: OCTOBER , 2005

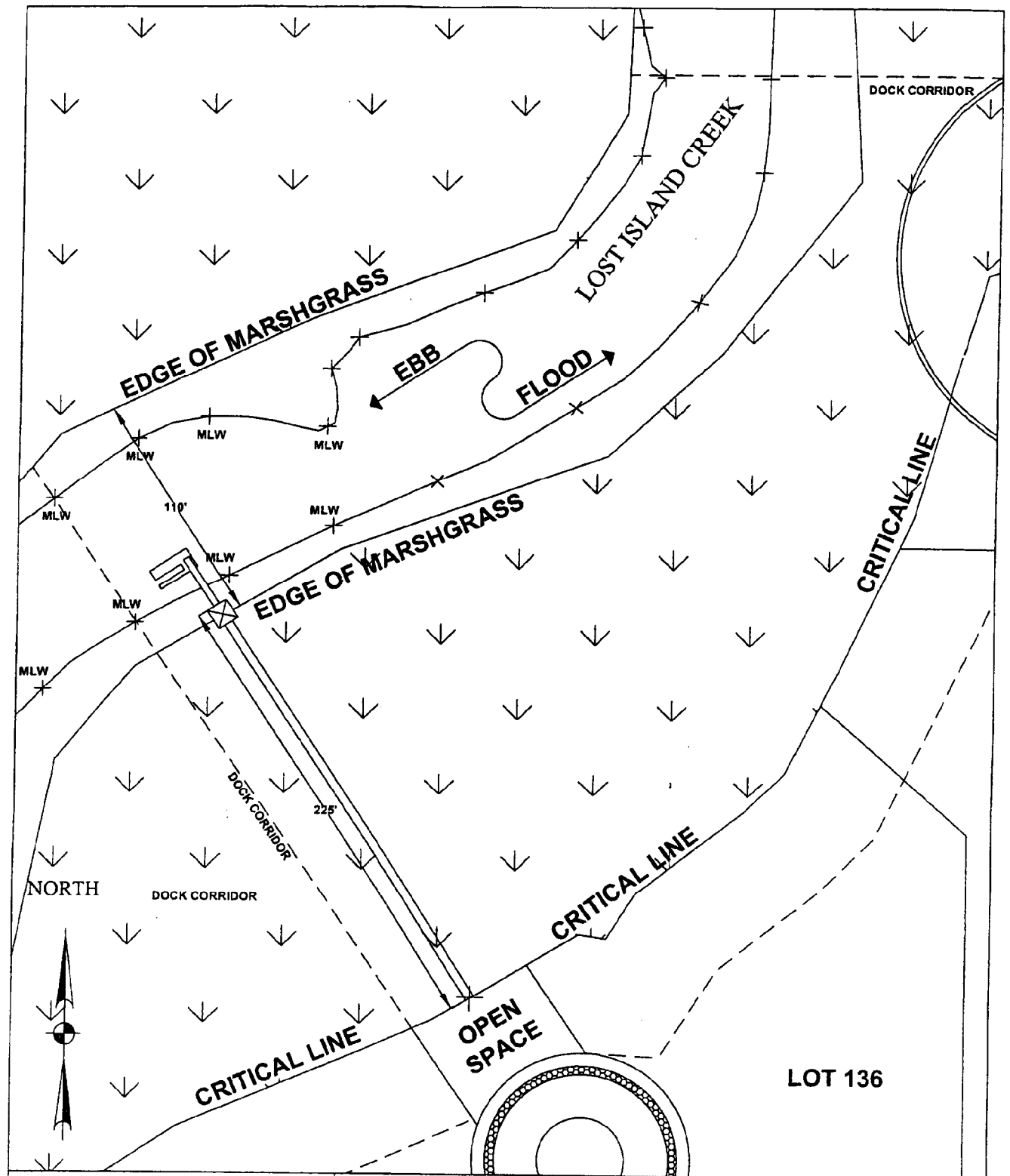
SCALE: 1" = 64'

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

RDO Quinn III
94646 10106

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
DAVID AND LOUISE REEVES





APPLICANT:
DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
COUNTY: BEAUFORT COUNTY
TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

2005-10-392

ACTIVITY: TO CONSTRUCT A
COMMUNITY DOCK WITH KAYAK
FLOAT FOR THE PRIVATE
RECREATIONAL USE OF DISTANT
ISLAND PROPERTY OWNERS

Dock "A"

DATE: OCTOBER , 2005

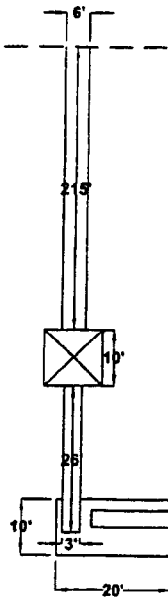
SCALE: 1" = 64'

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

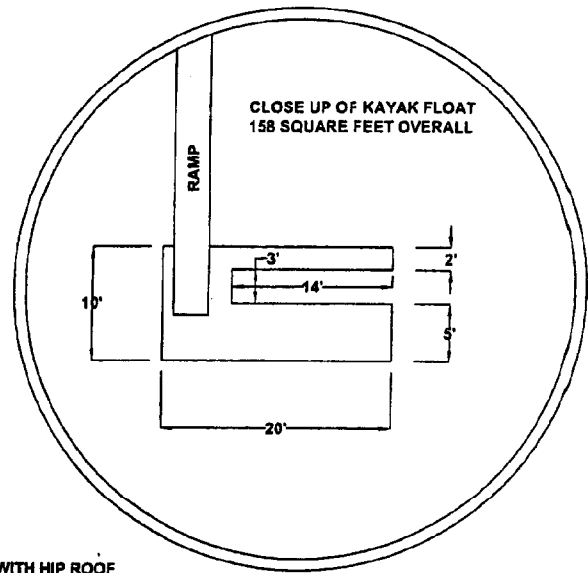
R.D. O'Quinn III
94640 10106

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
DAVID AND LOUISE REEVES

PLAN VIEW

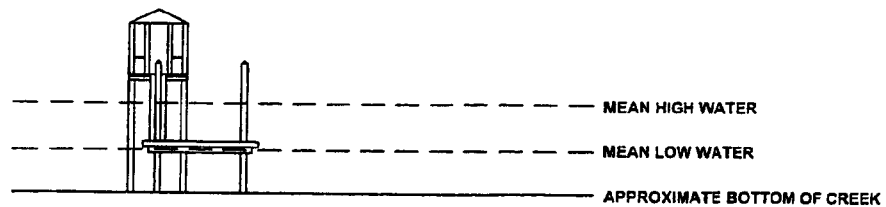


CRITICAL LINE

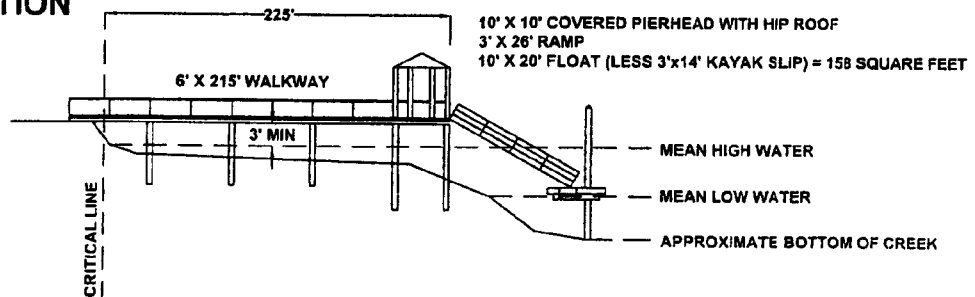


NORTH ELEVATION

DOCK CONSISTS OF:
6' X 215' WALKWAY
10' X 10' COVERED PIERHEAD WITH HIP ROOF
3' X 26' RAMP
10' X 20' FLOAT (LESS 3'x14' KAYAK SLIP) = 158 SQUARE FEET



EAST ELEVATION



APPLICANT:
DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
COUNTY: BEAUFORT COUNTY
TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

2006-1E-392

ACTIVITY: TO CONSTRUCT A
COMMUNITY DOCK WITH KAYAK
FLOAT FOR THE PRIVATE
RECREATIONAL USE OF DISTANT
ISLAND PROPERTY OWNERS

Dock "A"

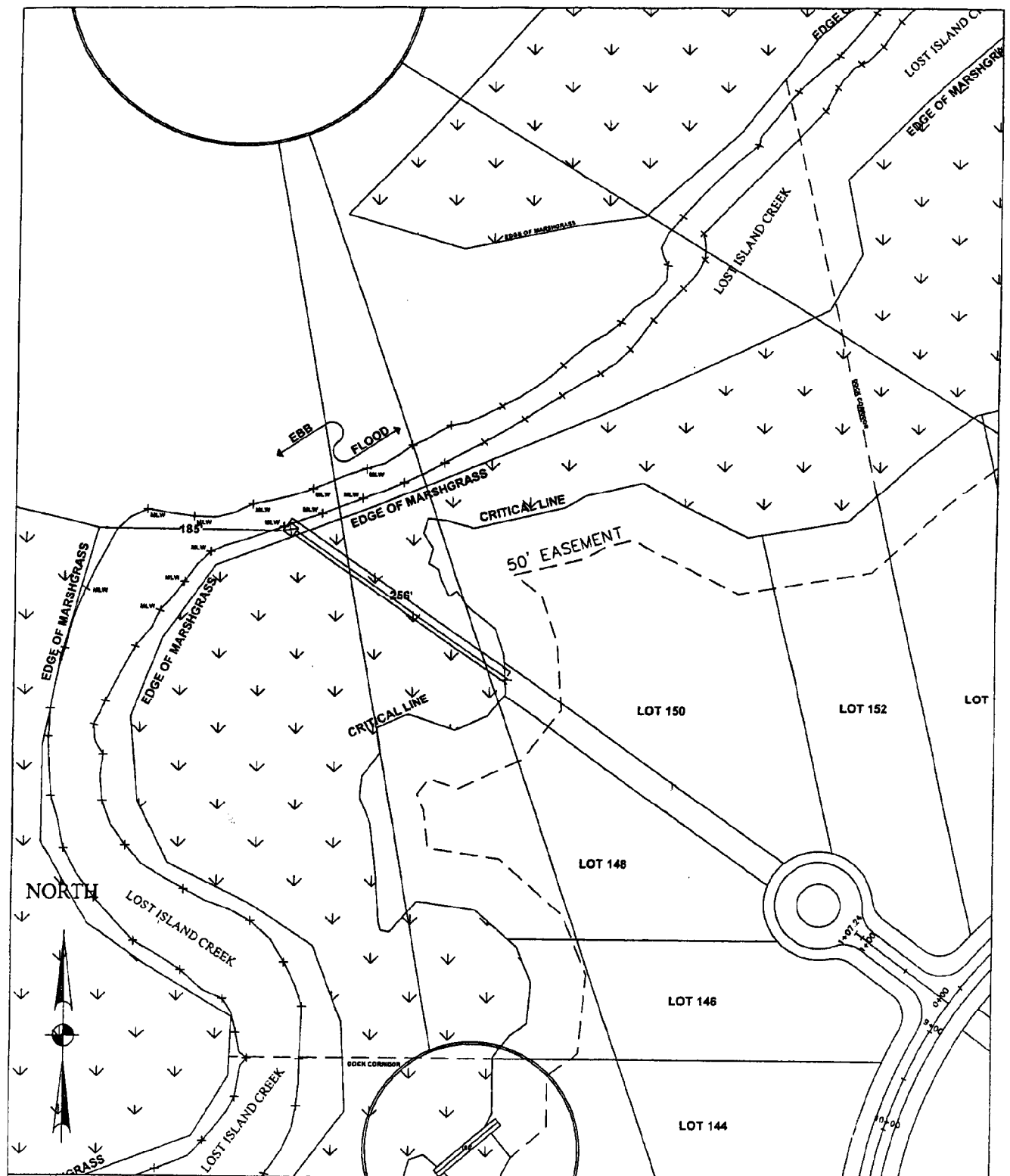
DATE: OCTOBER , 2005

SCALE: NOT TO SCALE

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

RD O'Quinn IV
94640 10/06

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
DAVID AND LOUISE REEVES



APPLICANT:
DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
COUNTY: BEAUFORT COUNTY
TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

2005-10-342

ACTIVITY: TO CONSTRUCT A
COMMUNITY CRABBING DOCK FOR
THE PRIVATE RECREATIONAL USE OF
DISTANT ISLAND PROPERTY OWNERS

Dock "B"

DATE: OCTOBER , 2005

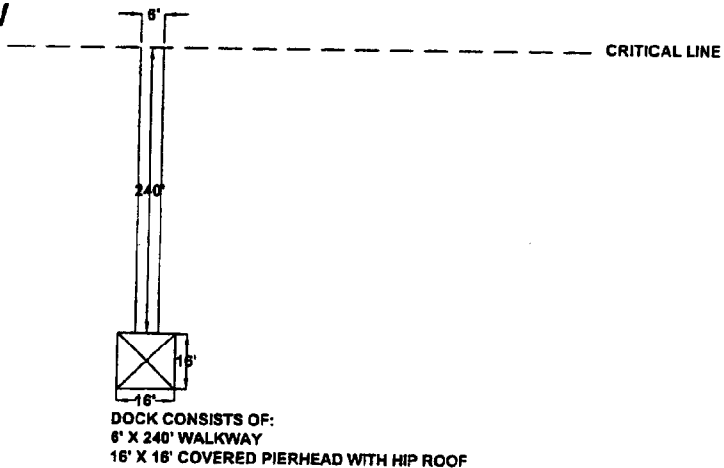
SCALE: 1" = 128'

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

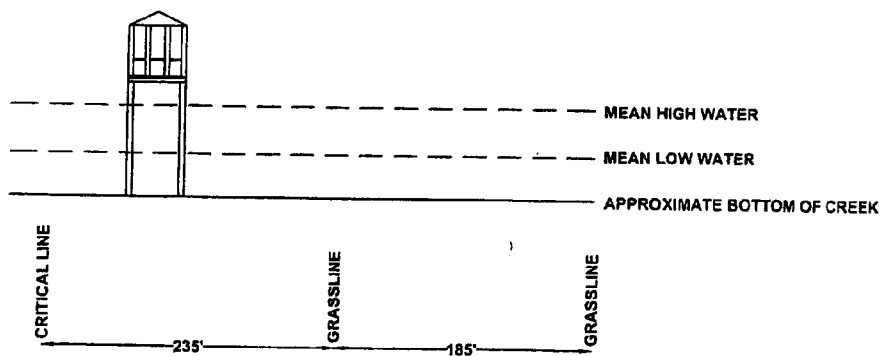
R.D. O'Quinn III
94640 10100

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
DAVID AND LOUISE REEVES

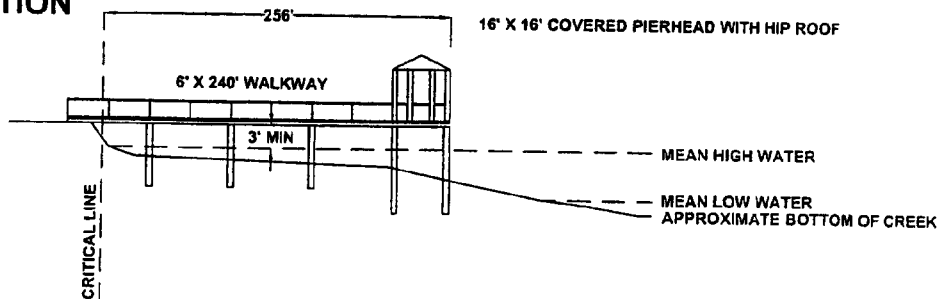
PLAN VIEW



NORTH ELEVATION



EAST ELEVATION



APPLICANT:
DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
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TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

2005-10-392

ACTIVITY: TO CONSTRUCT A
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Dock "B"

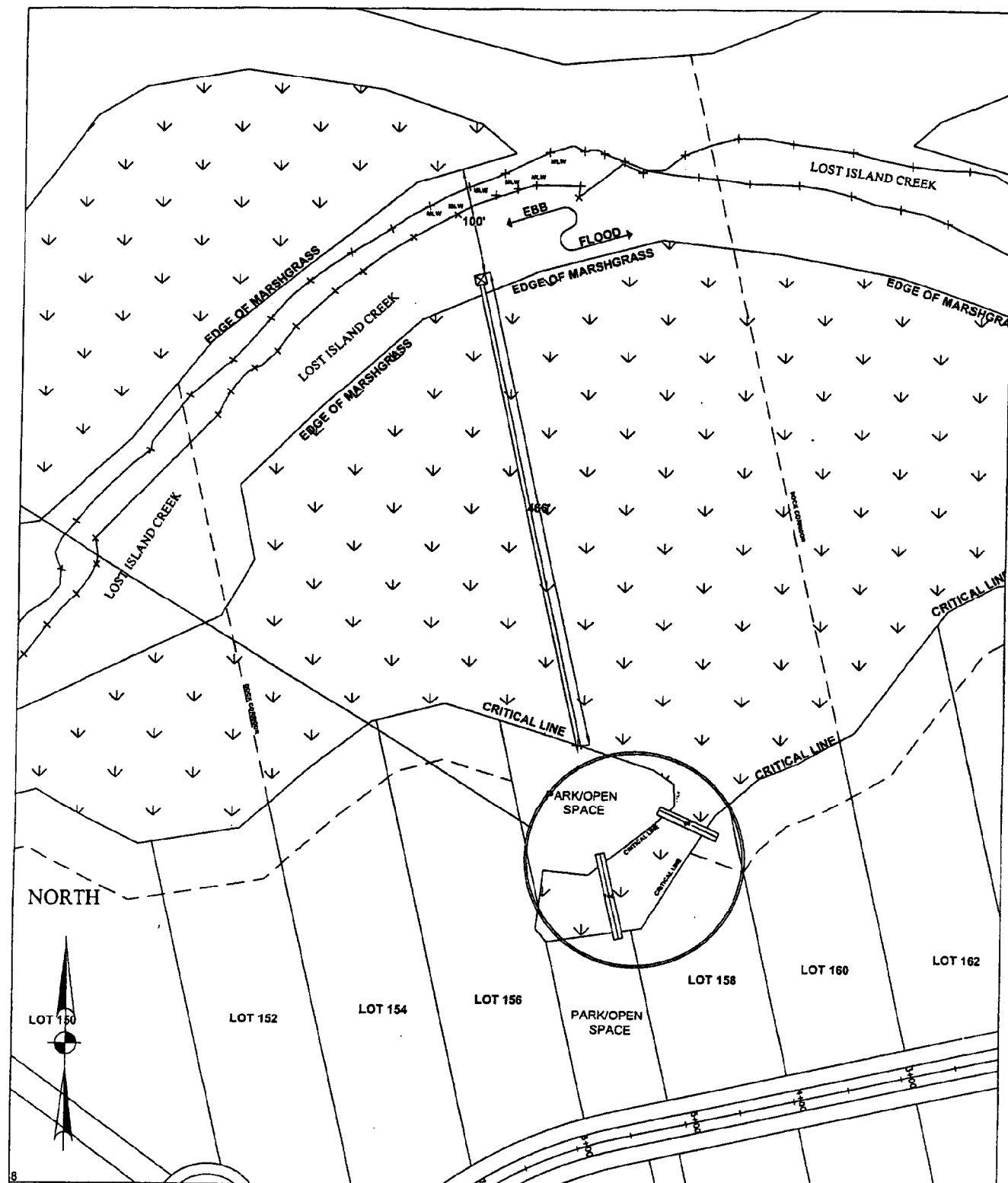
DATE: OCTOBER , 2005

SCALE: NOT TO SCALE

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

R.D. O'Quinn III
94640 10106

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
DAVID AND LOUISE REEVES



APPLICANT:
DISTANT ISLAND COMPANY, L.P.
105 DISTANT ISLAND DRIVE
BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
COUNTY: BEAUFORT COUNTY
TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

8005-16-392

ACTIVITY: TO CONSTRUCT A
COMMUNITY CRABBING DOCK FOR
THE PRIVATE RECREATIONAL USE OF
DISTANT ISLAND PROPERTY OWNERS

Dock "C"

DATE: OCTOBER, 2005

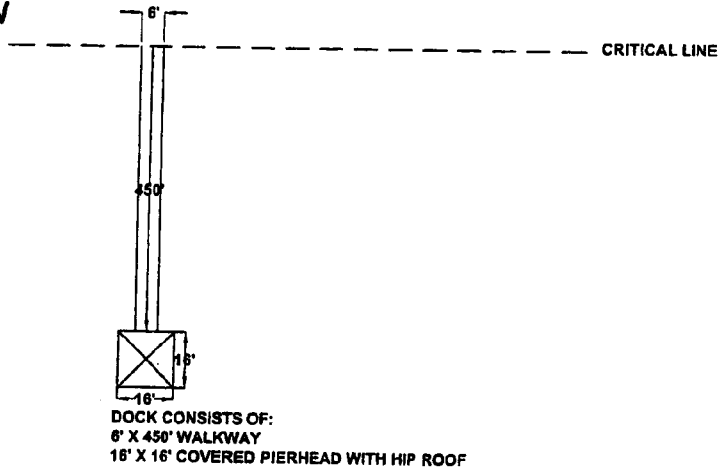
SCALE: 1" = 128'

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

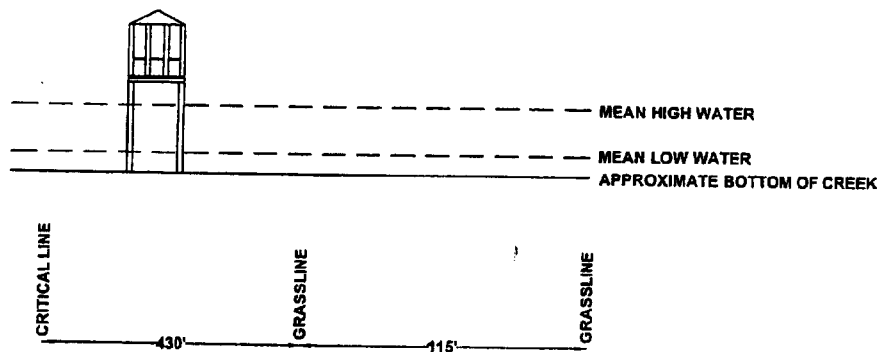
R D O'Quinn III
94640 10106

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
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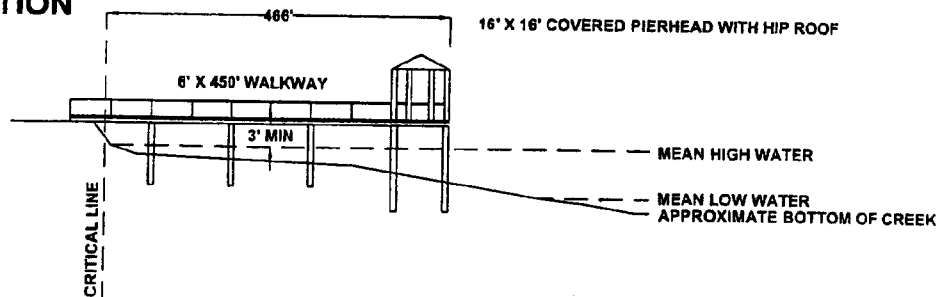
PLAN VIEW



NORTH ELEVATION



EAST ELEVATION



APPLICANT:
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BEAUFORT, SC 29907
MUNICIPALITY: CITY OF BEAUFORT
COUNTY: BEAUFORT COUNTY
TMS#: R120-018-000-076B P/O
WATERBODY: LOST ISLAND CREEK

2005-1E-392

ACTIVITY: TO CONSTRUCT A
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Dock "C"

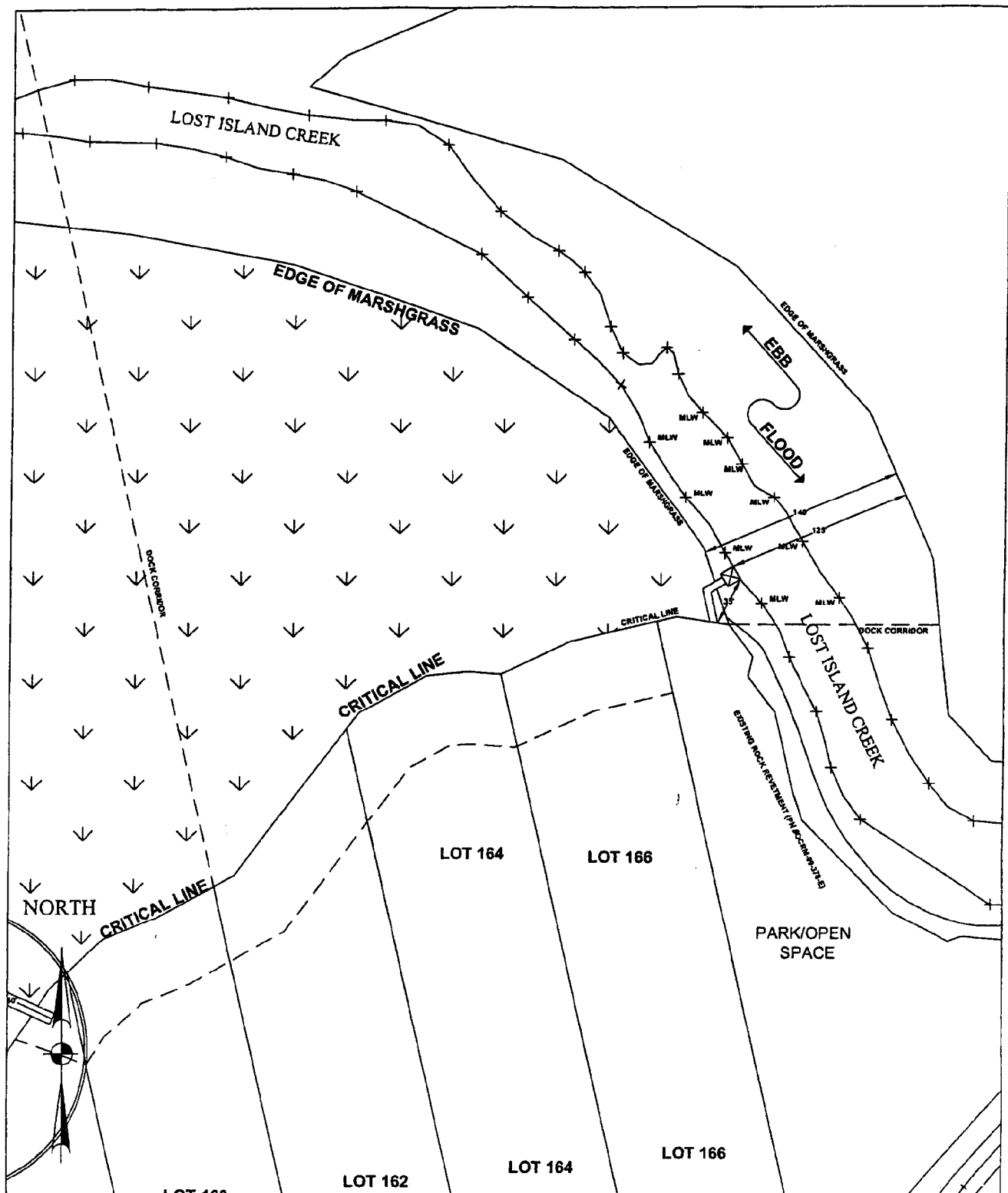
DATE: OCTOBER, 2005

SCALE: NOT TO SCALE

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
(843) 522-3313

R.P. O'Quinn III
94640 10/06

ADJACENT PROPERTY OWNERS:
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DAVID AND LOUISE REEVES



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WATERBODY: LOST ISLAND CREEK

2006-10 392

ACTIVITY: TO CONSTRUCT A
COMMUNITY CRABBING DOCK FOR
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DISTANT ISLAND PROPERTY OWNERS

Dock "D"

DATE: OCTOBER , 2005

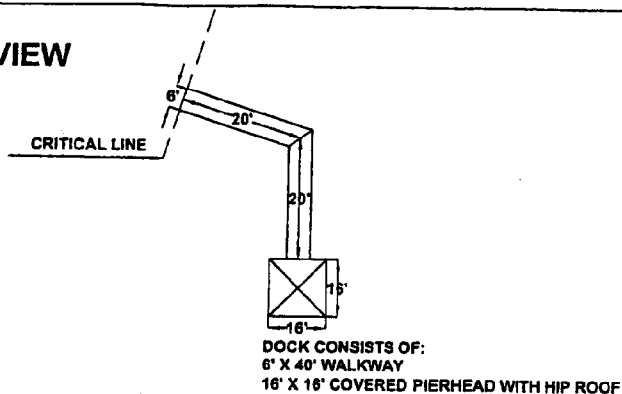
SCALE: 1" = 96'

O'QUINN MARINE CONSTR., INC.
95 SHEPPARD ROAD
BEAUFORT, SC 29907
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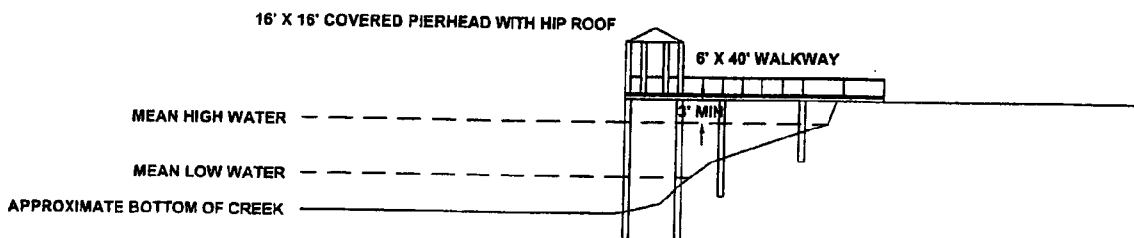
P.O. O'Quinn
94640 10106

ADJACENT PROPERTY OWNERS:
THOMAS AND BARBARA COLLINS
DAVID AND LOUISE REEVES

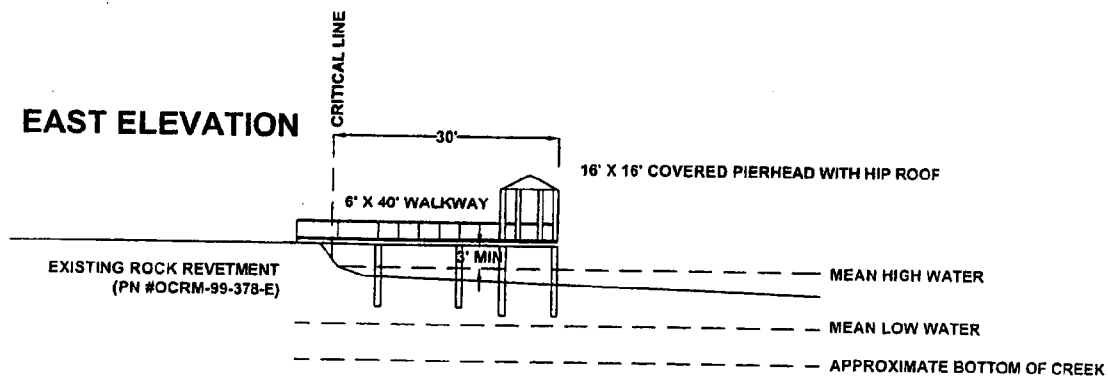
PLAN VIEW



NORTH ELEVATION



EAST ELEVATION



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BEAUFORT, SC 29907
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TMS#: R120-018-000-076B P/O
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ACTIVITY: TO CONSTRUCT A
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DISTANT ISLAND PROPERTY OWNERS

Dock "D"

DATE: OCTOBER , 2005

SCALE: NOT TO SCALE

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BEAUFORT, SC 29907
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R-D O'Quinn III
94640 10106

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